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Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Kimberly Little
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of July, 2002.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Bertie Jo Whitaker
Notary Public

My Commission Expires: 10-25-03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/30/02 12:36 2pgs
Fees:13.00 Taxes:536.50
20020730-0091133

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kimberly Ann Little and Nicholas James Little
5108 Pebble Creek Drive
Nashville, Tennessee 37013

SEND TAX BILLS TO:
Columbia National, Inc.
7142 Columbia Gateway Drive
Columbia, MD 21046

MAP-PARCEL NUMBERS:
149-010-064.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert E. Babcock, Trustee** U/A/D July 8,1996 of the Babcock Revocable Living Trust Agreement, hereinafter referred to as Grantors, hereby transfers and conveys to Kimberly Ann Little and Nicholas James Little, wife and husband, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 89 in Oakwood Subdivision, Phase 6, Section 2, according to the Plan of record in Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert E. Babcock, Trustee V/A/D July 8, 1996 of the Babcock Revocable Living Trust Agreement by Quitclaim Deed from Robert E. Babcock, Individually, of record in Book 10119, Page 273, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Babcock, unmarried, by Warranty Deed from Centex Real Estate Corporation of record in Book 9909, page 813, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 626, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5612, Page 255, Book 9781, page 987, Book 7981, page 478, Book 8038, page 838, Book 8313, page 17, Book 10650, page 785, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7954, page 508, Book 7981, page 474, and Book 8013, page 624, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 10658, page 591, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5108 Pebble Creek Drive, ~~Nashville~~ Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of July, 2002.

Robert E. Babcock, Trustee

Robert E. Babcock, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Babcock, who is the Trustee of the Robert E. Babcock Trust dated July 8, 1996, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument as Trustee for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-02-05

05851-BP